

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 8/23/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 249 Berkstone Drive, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	8/30/2024
Property Sold:	249 Berkstone Dr, Harrisburg PA
Purchasers:	Scott & Donna Corbin
Purchase Price:	\$300,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$58,078.52</b>

Dated: 9/5/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Universal Settlement Services of PA**

**ALTA Universal ID:**  
**1423 N Atherton Street**  
**2nd Floor**  
**State College, PA 16803**

File No./Escrow No. : PA-24-1777  
Print Date & Time: August 30, 2024 9:47 am  
Officer/Escrow Officer :  
Settlement Location : 1423 N Atherton Street, 2nd Floor  
State College, PA 16803

Property Address: 249 Berkstone Drive  
Harrisburg, PA 17112

Borrower: Scott A. Corbin and Donna Corbin  
113 Blue Mountain View Drive  
Fredericksburg, PA 17026

Seller: Eagle Properties and Investments LLC  
445 Windover Avenue NW  
Vienna, VA 22180

Lender: The Ephrata National Bank its successors and/or assigns appearing of record as  
Mortgage Electronic Registration Systems, Inc.

Settlement Date: August 30, 2024  
Disbursement Date: August 30, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	300,000.00	Sale Price of Property	300,000.00	
		Deposit		5,000.00
		Loan Amount		240,000.00
1,000.00		Seller Credit		1,000.00
		<b>Prorations/Adjustments</b>		
	54.26	Sewer 08/30/24-10/01/24	54.26	
	353.20	City/Town Taxes 08/30/24 - 12/31/24	353.20	
	1,780.03	Assessments 08/30/24 - 06/30/25	1,780.03	
		<b>Loan Charges to The Ephrata National Bank its successors and/or assigns appearing of record as Mortgage Electronic Registration Systems, Inc.</b>		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to The Ephrata National Bank its successors and/or assigns appearing of record as Mortgage Electronic Registration Systems, Inc. (continued)</b>		
		% of Loan Amount (Points) to The Ephrata National Bank its successors and/or as	2,100.00	
		Loan Administration Fee to The Ephrata National Bank its successors and/or as	995.00	
		Appraisal Fee to The Ephrata National Bank its successors and/or as \$575.00 paid outside closing by Borrower		
		Appraisal Review Fee to The Ephrata National Bank its successors and/or as	16.50	
		Credit Report to The Ephrata National Bank its successors and/or as	148.89	
		Final Inspection to The Ephrata National Bank its successors and/or as	150.00	
		Flood Certification to The Ephrata National Bank its successors and/or as	12.50	
		Tax Service to The Ephrata National Bank its successors and/or as	128.00	
		Verification of Employment to The Ephrata National Bank its successors and/or as	130.38	
		Prepaid Interest \$49.17 per day from 08/30/24 to 09/01/24 The Ephrata National Bank its successors and/or assigns appearing of record as Mortgage Electronic Registration Systems, Inc.	98.33	
		<b>Other Loan Charges</b>		
		Attorney Title Exam Fee to RL Title and Escrow Inc.	150.00	
150.00		Settlement and Closing Fee to RL Title and Escrow Inc.	895.00	
		<b>Impounds</b>		
		Homeowner's Insurance to The Ephrata National Bank its successors and/or as 3.000 months at \$86.58/month	259.74	
		Property Taxes to The Ephrata National Bank its successors and/or as 7.000 months at \$86.88/month	608.16	
		3.000 months at \$177.42/month	532.26	
		Aggregate Adjustment to The Ephrata National Bank its successors and/or as		347.52
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL to Fidelity National Title Insurance Company	125.00	

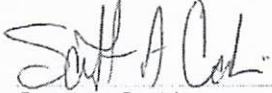
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Lender's Title Insurance to Universal Settlement Services of PA Coverage: 240,000.00 Disclosed Premium: 1,823.00	1,823.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 1030 (Restrictions, Encroachments, Minerals) to Universal Settlement Services of PA	216.50	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
150.00		Deed Prep to The Nittany Group		
1,500.00		Final Sewer to Universal Escrow		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 300,000.00 Disclosed Premium: 342.00	342.00	
145.00		Tax Cert Fee to Universal Settlement Services of PA		
		Title Search Fee to Universal Settlement Services of PA	100.00	
		<b>Commissions</b>		
		Broker/Transaction Fee - Selling Agent to Keller Williams Realty	350.00	
9,000.00		Commission - Listing Agent to Century 21 New millennium		
7,500.00		Commission - Selling Agent to Keller Williams Realty		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	273.50	
1,500.00		Transfer Tax to Dauphin County Recorder of Deeds	1,500.00	
1,500.00		Transfer Tax to Dauphin County Recorder of Deeds	1,500.00	
		<b>Payoff(s)</b>		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Payoff(s) (continued)</b>		
201,656.35		Payoff of First Mortgage Loan to Bank of Clarke Loan Payoff 201,264.61 Additional Interest From: 391.74 08/21/24 Through: 08/30/24 @ 19.587200 Per Diem plus 5 Extra Days Total Payoff <u>201,656.35</u>		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to State Farm 12 months	1,039.00	
1,170.17		2024 county/twp taxes to West Hanover Township Tax Collector		
2,172.51		2024-2025 school taxes to West Hanover Township Tax Collector		
9,000.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
15,000.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
7,664.94		delinquent taxes to Dauphin County Tax Claim		
1,000.00		Expense Reimbursement to RealMarkets		
8,000.00		Judgment 2023-CV-2753 to West Hanover Township		
Seller			Borrower	
Debit	Credit		Debit	Credit
268,108.97	302,187.49	<b>Subtotals</b>	315,981.25	246,347.52
		<b>Due from Borrower</b>		69,633.73
34,078.52		<b>Due to Seller</b>		
302,187.49	302,187.49	<b>Totals</b>	315,981.25	315,981.25

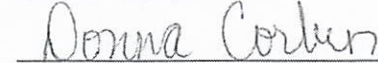
**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower



Scott A. Corbin




Donna Corbin

Seller

Eagle Properties and Investments LLC

BY: \_\_\_\_\_



Escrow Officer

### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

\_\_\_\_\_  
Scott A. Corbin

\_\_\_\_\_  
Donna Corbin

Seller

Eagle Properties and Investments LLC

BY: H. Jason Gold, Trustee  08/30/2024 10:18 AM EDT

H. Jason Gold, Chapter 7 Bankruptcy Trustee

  
\_\_\_\_\_  
Escrow Officer